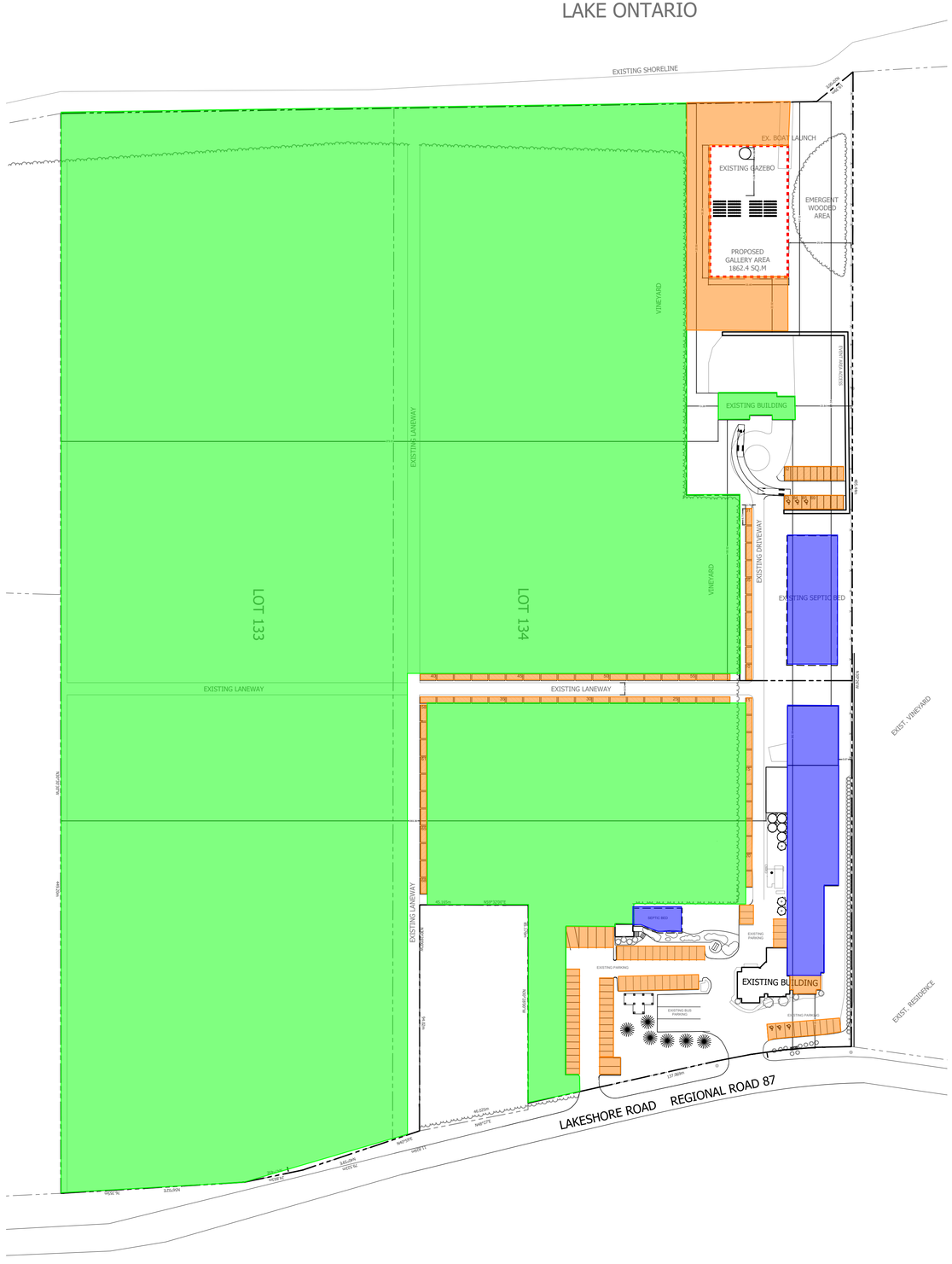
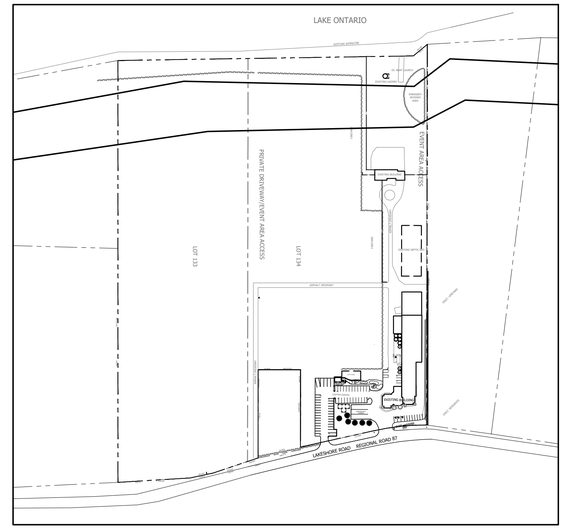


1 SITE PLAN
A-1 SCALE: 1:500



2 KEY PLAN
A-1 SCALE: 1:3000

ON-FARM DIVERSIFIED USE CALCULATION		
	DESCRIPTION	**AREA**
AGRICULTURAL	EXISTING RESIDENCE	327 SQ.M
	VINEYARD	100,738.2 SQ.M
AGRICULTURE-RELATED USE	SEPTIC BED	2421 SQ.M
	KITCHEN/OFFICES	38 SQ.M
	WINERY FERMENTING AND AGING TANKS	434.5 SQ.M
	CASE STORAGE	465 SQ.M
	BOTTLE SHOP	76.5 SQ.M
ON-FARM DIVERSIFIED USE (OFDU)	PROPOSED GALLERY AREA	1862.4 SQ.M
	EXISTING PARKING AREA (50%)	856.2 SQ.M
	PARKING AREA	1632.2 SQ.M
	LANDSCAPE AREA	2201 SQ.M
	EXISTING GAZEBO (50%)	9.4 SQ.M
	HOSPITALITY ROOM (50%)	45.9 SQ.M
	TOTAL AREA (OFDU)	6607.1 SQ.M (4.3%)
	OVERALL LOT AREA	151,078 SQ.M

PROPERTY DESCRIPTION	
CIVIC ADDRESS	1096 LAKESHORE ROAD, NIAGARA-ON-THE-LAKE, ON, L0S 1J0
LEGAL DESCRIPTION	PLAN M1 PT LOTS 133 AND 134

ZONING MATRIX - BYLAW NO 500A-74		
EXISTING ZONING	RURAL (A), SPECIAL EXEMPTION 500IR-94, 500VO-11	
PROPOSED ZONING	SITE SPECIFIC - RURAL (A)-XX - TO PERMIT USE (OUTDOOR EVENTS)	
	REQUIRED	**PROPOSED**
MINIMUM LOT FRONTAGE	38.10 M	46.69 M
MINIMUM LOT AREA	4.05 Ha	15 Ha
MINIMUM LOT DEPTH	N/A	253.24 M
MAXIMUM LOT COVERAGE	15%	3230 SQ.M (2.2%) - COMPLIANT
MINIMUM FRONT YARD	15.24 M	108.52 M
MINIMUM INTERIOR SIDE YARD	3.05 M	13.28 M
MINIMUM EXTERIOR SIDE YARD	9.14 M	N/A
MINIMUM REAR SIDE YARD	15.24 M	120.59 M
MINIMUM DWELLING FLOOR AREA	1 STOREY - 92.90 SQ.M	1 STOREY - 326.4 SQ.M
	2 STOREY - 139.35 SQ.M	N/A
MAXIMUM BUILDING HEIGHT	10.67 M	1 STOREY - COMPLIANT
ACCESSORY BUILDING YARDS	N/A	N/A
PARKING REQUIREMENTS	AGRICULTURAL MARKET/COMMERCIAL - 1 per 18.5 m² GFLA. 1862.4 SQ.M = 100 Parking Stalls	82 Parking Stalls - COMPLIANT 3 Accessible Parking Stalls + 74 Existing Parking stalls = 159 stalls
SECONDARY USES (Special Exemption Bylaw 500IR-94, 500VO-11)	(d) The maximum total floor area for all secondary uses permitted herein shall be 636.892 m² (6,855.44 ft²), with the area for hospitality and retail sales not exceeding 202.032 m² (2,174.65 ft²) and 295.460 m² (3,180.31 ft²), respectively. The agricultural market shall have an allowable floor area of 139.4 m² (1,500 ft²)."	***Outdoor Event Area - 1862.4 SQ.M - NOT COMPLIANT***
SECONDARY USES (Special Exemption Bylaw 500IR-94, 500VO-11)	(a) The retail sale of wine (b) A hospitality room (c) An agricultural market	***Outdoor Event Area - NOT COMPLIANT***

06 Jun 2025
PRELIMINARY

issue	issued for	date	init.
E	ZBA SUBMISSION	06 JUN 2025	ZK
D	COORDINATION	24 APR 2025	ZK
C	COORDINATION	11 APR 2025	ZK
B	PRE-CONSULTATION	07 MAR 2025	ZK
A	COORDINATION	06 MAR 2025	ZK

seal

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.

Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.

All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.

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project title

Konzelmann Estate Winery
Outdoor Hospitality

1096 Lakeshore Road, Niagara-on-the-Lake

drawing title

CONCEPT PLAN

drawn by	designed by
JR	SS/JR
scale	date
1:500	06 Jun 2025
job number	issue
25024	A

drawing number

A-1

24"x36" Metric - Modified

P:\2025 Projects\25024 Konzelmann Outdoor Hospitality\Drawings\Planning\25024_Konzelmann Winery_Site Plan_06MAR2025.dwg, drawing tab: CP.pgf

plotted by: zkhan on Jun 06, 2025 - 10:48am